

# THE MILTON (Plot 1)

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Exclusive luxury is available in 'The Milton', choose from one of two expertly designed, large family homes. These spacious contemporary family homes offer a modern intelligent design nestled on the edge of Carlisle's historic racecourse.

The Milton is a four-bedroom, two-bathroom home that has been designed for modern family life. Comprising a large living space opening seamlessly via bi-fold doors into the external tiled patio looking towards the racecourse and fells beyond. The spacious kitchen diner, with adequate space for family living also opening via French Doors onto the rear garden. Linked to the kitchen and within the integral garage a separate laundry area is integrated.

From the ground floor vestibule which benefits from engineered solid oak parquet flooring there is a downstairs WC and a designer staircase, with feature glazing filling the area with natural light, taking you up to the first floor.

The first-floor landing leads onto four above average double bedrooms, the master also having the benefit of a spacious changing areas and ensuite bathroom. A large and modern well equipped family bathroom serving the rest of the household, with built in storage on the landing.

01228 538925

[thepaddockcarlisle.co.uk](http://thepaddockcarlisle.co.uk)

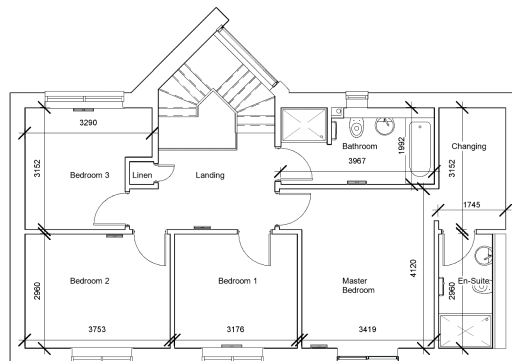
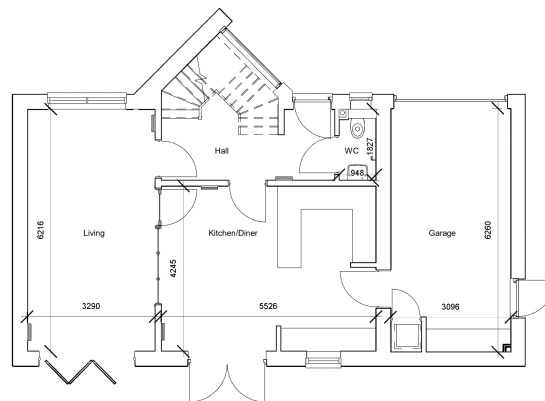
[sales@thepaddockcarlisle.co.uk](mailto:sales@thepaddockcarlisle.co.uk)



THE PADDOCK

# FEATURES:

- Imposing 2.4m high modern front door.
- Solid oak parquet flooring to vestibule and hallway.
- Porcelain floor tiles included to kitchen / dining, ground floor WC, first floor bathroom and ensuite.
- Porcelain wall tiles to ground floor WC, first floor bathroom and ensuite.
- Double French Doors from kitchen diner to porcelain tiled patio area.
- Aluminium Bi-Fold Doors opening the expansive living space onto the porcelain tiled patio area and lawn beyond.
- Bespoke fully fitted kitchen in a range of colours and expansive granite worksurfaces and we also install fully integrated appliances including integrated dishwasher and an integrated fridge freezer, plus Neff induction hob, oven, and combination microwave. Instant filtered steaming hot water on tap, fresh filtered cold, as well as your regular hot and cold functions.
- Notable aluminium feature glazing to the front of the property providing light to the designer staircase, complete with modern steel spindles, oak newels, stringer, and handrails.
- Four large sized double bedrooms.
- Master bedroom with changing room and ensuite.
- Family bathroom with separate shower and bath, comprising modern contemporary porcelainware, with wall hung WC and wash hand basin, light up mirror and underfloor heating.
- Modern contemporary solid core laminate doors throughout.
- High quality colour coded double glazed windows with neat hidden hinges.
- Wireless video doorbell.
- Our homes are built to the latest environmental standards, in fact insulation levels beyond those required by regulations; ensuring that they're energy efficient, saving you money when you buy new. Smart electric heating and modern solar panels further reduce running costs and help keep your bills under control.
- Ultra-fast fibre connection with built in Wi-Fi distribution.
- Electric sectional garage door.
- External finishes comprising brickwork with feature bands and modern cladding to front, and rear, made almost entirely from recycled material which does not rot and does not require treatment. Natural slate roofing. Paviours to front parking area, porcelain tiles to rear leading to rear lawn.
- 10-year structural warranty.



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THE PADDOCK

# THE MILTON (Plot 2)

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Exclusive luxury is available in 'The Milton', choose from one of two expertly designed, large family homes. These spacious contemporary family homes offer a modern intelligent design nestled on the edge of Carlisle's historic racecourse.

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- Aluminium Bi-Fold Doors opening the expansive living space onto the porcelain tiled patio area and lawn beyond.
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- Four large sized double bedrooms.
- Master bedroom with changing room and ensuite.
- Family bathroom with separate shower and bath, comprising modern contemporary porcelainware, with wall hung WC and wash hand basin, light up mirror and underfloor heating.
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